

*** APPROVALS ***

File No. LDS-03-102 (PAD LOT DEVELOPMENT)

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature] Planning Director July 21, 2004 Date

EXAMINED AND APPROVED this 1st day of June, 2004.

[Signature] City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of August 5th, 2004.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 5, 2004.

[Signature] Deputy Tax Collector

*** DECLARATION ***

Know all men by these presents that we, JERRY H. BEERS and BARBARA J. BEERS, are the owners in fee of the lands shown hereon more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Common Area as shown on Sheet 2 and do hereby dedicate to the public for public use the Public Utility Easement (PUE) with the condition that Charter Communications, its successors or assigns in interest, is granted the right to use said PUE. We do hereby designate said Subdivision as AARON'S PLACE. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. That portion of the Common Area designated as Private Driveway shall be subject to the condition of no parking being allowed within it. We hereby make and establish the Private Storm Drainage Easement for the benefit of the Aaron's Place Homeowners Association.

[Signature] JERRY H. BEERS [Signature] BARBARA J. BEERS

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Jerry H. Beers and Barbara J. Beers and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 2nd day of May, 2004.

[Signature] Notary Public - Oregon Commission No. 354244 My Commission Expires March 20, 2010

*** AFFIDAVIT OF CONSENT ***

From CHASE MANHATTAN MORTGAGE CORP. recorded as Document No. 04-4655b, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] SURVEYOR

AARON'S PLACE

A Planned Community Located in the S.W. 1/4 of Section 12, T.37S, R.2W., W.M., City of Medford, Jackson County, Oregon

SURVEY FOR:

JERRY H. BEERS 799 CHINA GULCH ROAD JACKSONVILLE, OR 97530

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

DATE:

MAY 24, 2004

*** RECORDER'S CERTIFICATE ***

Filed for record this 11th day of AUGUST, 2004, at 1:00 o'clock P.M., and recorded in Volume 30 of Plats at Page 50 of the records of Jackson County, Oregon.

[Signature] County Clerk [Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 04-46557, ORJCO.

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the most Northerly corner of PLEASANT MEADOWS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of Merriman Road, along the arc of a 11432.12 foot radius curve to the left having a central angle of 00°24'04", a distance of 80.04 feet (the long chord of which bears North 31°40'01" West, 80.04 feet) to the Northeast corner of that tract described in Document No. 75-17761, Official Records of Jackson County, Oregon; thence along the North line of said tract and that tract described in Document No. 02-66757, said Official Records, South 58°07'13" West, 336.91 feet to an exterior angle point of said SUBDIVISION; thence along said exterior the following four (4) courses: South 31°52'47" East, 32.23 feet to a 5/8 inch iron pin; thence North 65°21'36" East, 64.71 feet to a 5/8 inch iron pin; thence North 73°40'11" East, 34.60 feet to a 5/8 inch iron pin; thence North 65°21'36" East, 241.01 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-05

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the corners of the Lots and Common Area of AARON'S PLACE. See Medford File No. LDS-03-102. PROCEDURE: From control and monuments established by this office during FS14366, made ties to additional monuments of record as shown on Sheet 2. The Southerly line was held as agreed upon by the respective owners and is recorded in Doc. 03-46039 & 03-46040, ORJCO. This property line adjustment was administratively approved by City Planning prior to recording of the deeds. Set pins at the Lot and Common Area corners as shown on Sheet 2.

RECEIVED BY: 8/11/04 This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SURVEY FOR: JERRY BEERS
799 CHINA GULCH ROAD
JACKSONVILLE, OR 97530

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

AARON'S PLACE

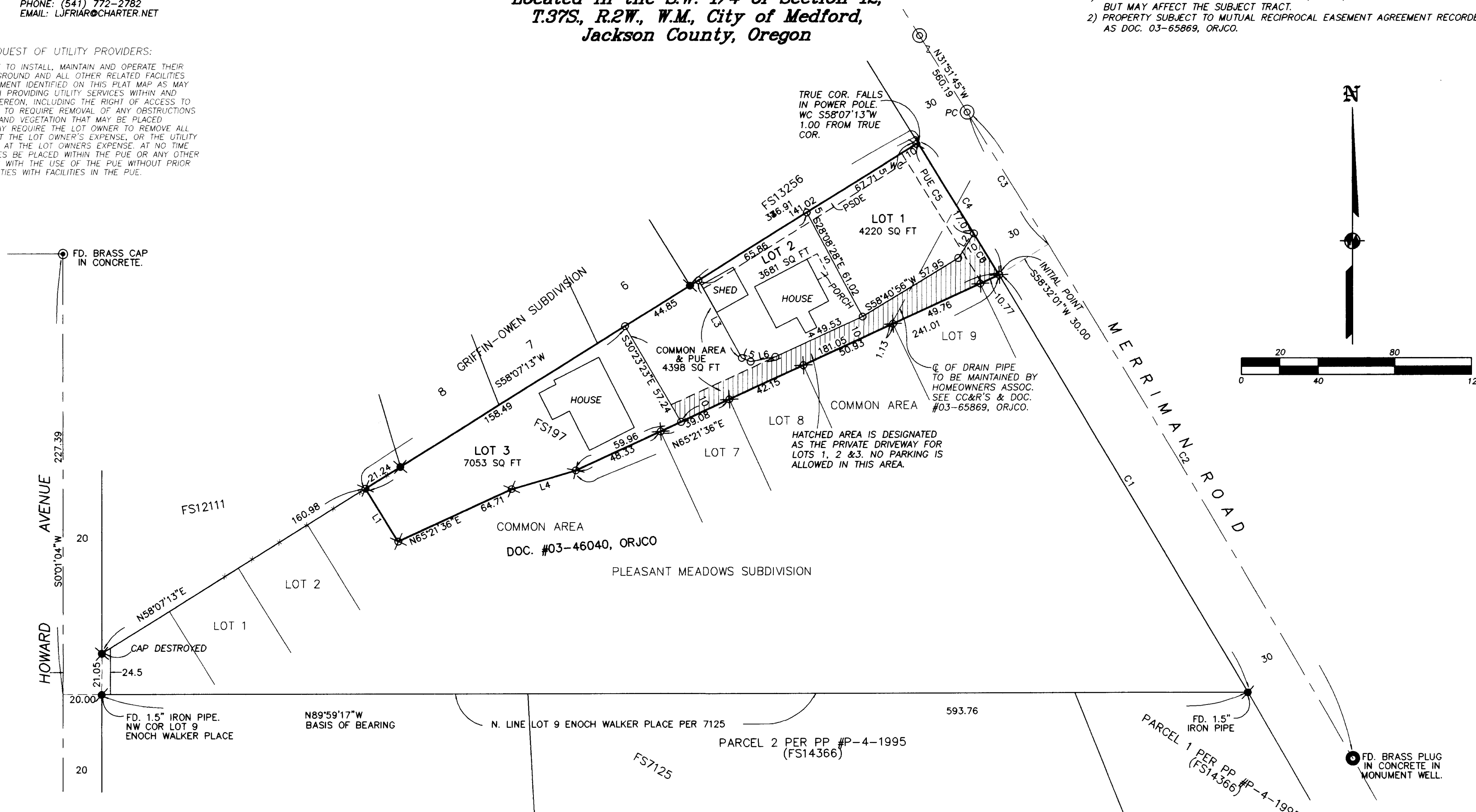
A Planned Community
Located in the S.W. 1/4 of Section 12,
T.37S, R.2W., W.M., City of Medford,
Jackson County, Oregon

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) COMMUNICATION LINE EASEMENT PER V.114, P.559, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT TRACT.
- 2) PROPERTY SUBJECT TO MUTUAL RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOC. 03-65869, ORJCO.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE, AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.



LEGEND:

- ⊙ = FD. BRASS CAPPED MONUMENT IN MONUMENT CASE.
- ⊙ = FD. MONUMENT AS SHOWN SET BY C.Z. BOYDEN IN 1947 OR BEFORE.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.S.505 PER FS11343.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER PMS.
- ⊙ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED).

- X- = FENCE LINE.
- PC = POINT OF CURVATURE.
- C1 L1 = SEE COURSE DATA TABLE
- FS = FILED SURVEY #.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION & MAINTENANCE THEREOF.
- CC&R'S = DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
- PMS = PLEASANT MEADOWS SUBDIVISION.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT BENEFITTING LOT 2.
- WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: FS 7125 AS SHOWN HEREON.

DATE: MAY 24, 2004 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	175'39"	251.58	11432.12	N30°50'10"W 251.58
C2	312'50"	642.95	11462.12	N30°15'40"W 642.86
C3	0'24'05"	80.35	11462.12	N31°40'02"W 80.35
C4	0'24'04"	80.04	11432.12	N31°40'01"W 80.04
C5	0'16'32"	55.00	11432.12	N31°43'47"W 55.00
C6	0'07'32"	25.04	11432.12	N31°31'45"W 25.04

NUM	DISTANCE	BEARING
L1	32.23	S31°52'47"E
L2	15.05	S32°43'36"W
L3	45.97	S29°01'41"E
L4	34.60	N73°40'11"E
L5	4.98	N66°52'46"W
L6	13.04	S79°01'09"W

NOTES REQUIRED BY PLANNING DEPARTMENT:

- 1) NO PARKING IS ALLOWED IN PRIVATE DRIVEWAY.
- 2) FENCING IS PROHIBITED ALONG PRIVATE DRIVE UNLESS APPROVED BY CITY OF MEDFORD FIRE DEPARTMENT.
- 3) LOT 1 SHALL HAVE NO ACCESS TO MERRIMAN ROAD EXCEPT OVER AND ACROSS THE PRIVATE DRIVEWAY.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

** RECEIVED **
DATE 8-11-04 BY *BB*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR